

RESOLUTION NO. 3179-03-2005

A RESOLUTION PROVIDING FOR A PUBLIC HEARING TO BE HELD IN THE CITY COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING IN THE CITY OF FORT WORTH, TEXAS, APRIL 12, 2005, AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE PROPOSED CHANGES AND AMENDMENTS TO ORDINANCE NO. 13896, AS AMENDED, WHICH IS THE COMPREHENSIVE ZONING ORDINANCE OF THE SAID CITY, AND PROVIDING THAT SAID HEARING MAY CONTINUE FROM DAY TO DAY UNTIL EVERY INTERESTED PARTY AND CITIZEN HAS HAD A FULL OPPORTUNITY TO BE HEARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That at 7:00 o'clock P.M., Tuesday, April 12, 2005, the City Council of the City of Fort Worth, which is the legislative body of the said City, will hold a **public hearing** in the City Council Chambers at the Municipal Building for the purpose of considering changes and amendments to Ordinance No. 13896, as amended, the Comprehensive Zoning Ordinance of said city. The purpose of said hearing is to determine whether or not said Ordinance No. 13896, as amended, should be amended so that the zoning classification of the following areas shall be changed as hereinafter described.

ZC-05-036 0.22 Ac. +/- 5130 Anderson Street

Zoning Change:

Recommended From: "B" Two-Family Residential

To: "A-5" One-Family Residential

Description:

A parcel of land being the west 60 feet of Lot 1, Block 3, Sunrise Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof filed in Volume 130, Page 279, of the DRTCT, and being all of those certain lots, tracts, or parcels of land, described by deed recorded in Volume 11527, page 1715, of the DRTCT and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1;

THENCE with the north line of said Lot, East 60 feet;

THENCE South 279 feet to the south line of said Lot;

ZC-05-036 Continued

THENCE with the south line of said Lot, West, 60 feet to the southwest corner of said Lot;

THENCE with the west line of said Lot, North 279 feet to the ***PLACE OF BEGINNING and containing some 16,740 square feet of land, more or less.***

ZC-05-047 5.29 Ac. +/- W. of Sendera Ranch Boulevard

Zoning Change:

Recommended From: “E” Neighborhood Commercial

To: “PD/SU” Planned Development/Specific Use, for all uses, in “E” Neighborhood Commercial; plus Mini Warehouse with on-site residence, no outside storage, and hours of operation from 7:00 a.m. to 7:00 p.m. Site Plan Required. (See SP-05-013)

Description:

BEING a tract of land situated in the William Bramlet and H.R. Ryan Survey (M.E.P.P. RR Co No 12), Abstract No. 1144, the M.E.P. & P. RR Co. Survey, Abstract No. 1144 and the Coleman Boyd Survey, Abstract No. 212, Tarrant County, Texas, and being a portion of that certain tract of land described by deed to RCM Development LLC., as recorded in document number D204094445, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8” iron rod with plastic cap stamped “Carter & Burgess” found at the southeast corner of Lot 34, Block 23, Sendera Ranch, as recorded in Cabinet A, Slide 8898, PRTCT, and also being the northwest corner of part 2 of that certain 60 foot Temporary Access Easement, as recorded in Volume 17269, Page 301, DRTCT;

THENCE South 00° 06’ 13” West, 215.54 feet along the west line of said Temporary Access Easement to a 5/8” iron rod with plastic cap stamped “Carter & Burgess” set;

THENCE North 89° 56’ 46” West, 1070.22 feet to a 5/8” iron rod with plastic cap stamped “Carter & Burgess” set in the east line of said Block 23, Sendera Ranch;

THENCE North 00° 00’ 10” West, 215.54 feet along the east line of said Block 23, Sendera Ranch, to a 5/8” iron rod with plastic cap stamped “Carter & Burgess” found at the northeast corner of Lot 12, Block 23 of said Sendera Ranch;

ZC-05-047 Continued

THENCE South 89° 56' 46" East, 1070.62 feet along the south line of said Block 23 to the ***POINT OF BEGINNING and containing 230,722 square feet, or 5.297 acres of land, more or less.***

SP-05-013 5.29 Ac. +/- W. of Sendera Ranch Boulevard

Site Plan Approval:

Site Plan for Mini Warehouse. (See ZC-05-047)

Description:

BEING a tract of land situated in the William Bramlet and H.R. Ryan Survey (M.E.P.P. RR Co No 12), Abstract No. 1144, the M.E.P. & P. RR Co. Survey, Abstract No. 1144 and the Coleman Boyd Survey, Abstract No. 212, Tarrant County, Texas, and being a portion of that certain tract of land described by deed to RCM Development LLC., as recorded in document number D204094445, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the southeast corner of Lot 34, Block 23, Sendera Ranch, as recorded in Cabinet A, Slide 8898, PRTCT, and also being the northwest corner of part 2 of that certain 60 foot Temporary Access Easement, as recorded in Volume 17269, Page 301, DRTCT;

THENCE South 00° 06' 13" West, 215.54 feet along the west line of said Temporary Access Easement to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" set;

THENCE North 89° 56' 46" West, 1070.22 feet to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" set in the east line of said Block 23, Sendera Ranch;

THENCE North 00° 00' 10" West, 215.54 feet along the east line of said Block 23, Sendera Ranch, to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the northeast corner of Lot 12, Block 23 of said Sendera Ranch;

THENCE South 89° 56' 46" East, 1070.62 feet along the south line of said Block 23 to the ***POINT OF BEGINNING and containing 230,722 square feet, or 5.297 acres of land, more or less.***

ZC-05-048 1914 Jacksboro Highway

Zoning Change:

Recommended From: *"B" Two-Family Residential; and "E" Neighborhood Commercial*

To: *"F-R" General Commercial Restricted*

Description: Lots 1, 2 & 3, Rockwood Center Addition.

SP-05-014 3417 North Main Street

Site Plan Approval:

Site Plan for welding service.

Description: Lots 3 through 9, Block 120, M.G. Ellis Addition.

ZC-05-049 1.50 Ac. +/- 4000 Block of Mansfield Highway

Zoning Change:

Recommended From: *"B" Two-Family Residential; and "E" Neighborhood Commercial*

To: *"F-R" General Commercial Restricted*

Description:

BEING a tract of land situated in the M. DeLa Garza Survey, Abstract No. 617, City of Fort Worth, Tarrant County, Texas, and being all of that certain tract of land described in deed to Joel Vasquez and Olivia Vasquez as recorded in Doc. No. D204095568 as recorded in DRTCT, and being more particularly described by metes and bounds as follows:

ZC-05-049 Continued

BEGINNING at a set ½" iron rod on the northeast line of Mansfield Highway and being the southeast corner of said Vasquez tract;

THENCE North 61° 55' 16" West, a distance of 188.14 feet along said northeast line of Mansfield Highway to a set ½" iron rod at the southwest corner of said Vasquez tract and being the southeast corner of Tract 5 of that certain tract of land described in deed to Melton F. Owens and wife Alberta Owens as recorded in Volume 13209, Page 354, of said Deed Records:

THENCE North a distance of 350.00 feet to a set ½" iron rod at the northwest corner of said Vasquez tract and being the northeast corner of said Tract 5, or said Owens tract, and being on the south line of Trentman City, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-B, Page 199, PRTCT;

THENCE East a distance of 166.00 feet to a set ½" iron rod at the northeast corner of said Vasquez tract and being on said south line of said Trentman City;

THENCE South a distance of 438.66 feet along the east line of said Vasquez tract to the ***POINT OF BEGINNING and containing 65,450 square feet or 1.502 acres of land.***

ZC-05-052 0.62 Ac. +/- 1000 Feet East of Current North Riverside Drive

Zoning Change:

Recommended From: "C-F" Community Facilities

To: "R-2" Townhouse/Cluster Residential

Description:

BEING a tract of land out of the D.E. Norton Survey, Abstract No. 1168, City of Fort Worth, Tarrant County, Texas and being part of Fossil Creek, Second Installment (a.k.a. Fossil Creek, Phase 11) Volume 388-141, Pages 51 and 52 as recorded in the Plat Records of Tarrant, County, Texas (P.R.T.C.T.) and being more particularly described as follows:

COMMENCING at the southeast corner of Stoneglen at Fossil Creek Block 33, Lot 30, as recorded in Volume 388-202, Page 49 (P.R.T.C.T.);

ZC-05-052 Continued

THENCE North 77 degrees 33 minutes 47 seconds East departing said north right-of-way line a distance of 609.65 feet to a 1/2-inch iron rod with a yellow plastic cap stamped 'Halff Assoc., Inc.' (hereafter referred to as 'with cap') found, said point being along the proposed east right-of-way line of North Riverside Drive (120 feet wide right-of-way);

THENCE North 04 degrees 55 minutes 17 seconds East along said proposed east right-of-way line, a distance of 339.00 feet to a 5/8-inch iron rod with a City of Fort Worth cap found at the beginning of a curve to the left having a radius of 2200.00 feet and a chord bearing North 02 degrees 44 minutes 57 seconds East;

THENCE Northerly along said curve to the left continuing along said proposed east right-of-way line, through a central angle of 04 degrees 20 minutes 40 seconds, an arc distance of 166.82 feet to a 1/2-inch iron rod with cap set at the beginning of a non-tangent curve to the left, having a radius of 355.00 feet and a chord bearing North 68 degrees 32 minutes 05 seconds East, said point being on the south line of a 40 foot wide sanitary sewer easement as recorded in Volume 388-141, Page 51 and 52 (P.R.T.C.T.);

THENCE Easterly departing said proposed east right-of-way line and along said curve to the left and along said sanitary sewer easement, through a central angle of 22 degrees 30 minutes 06 seconds, an arc distance of 139.42 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 57 degrees 17 minutes 02 seconds East, continuing along said sanitary sewer easement, a distance of 104.85 feet to a 1/2-inch iron rod with cap set at the beginning of a curve to the right, having a radius of 295.00 feet and a chord bearing North 75 degrees 20 minutes 18 seconds East;

THENCE Easterly along said curve to the right and along said sanitary sewer easement, through a central angle of 36 degrees 06 minutes 32 seconds, an arc distance of 185.91 feet to a 1/2-inch iron rod with cap set for corner and being the POINT OF BEGINNING of herein described tract.

THENCE South 86 degrees 36 minutes 26 seconds East along said sanitary sewer easement, a distance of 41.54 feet to a 1/2-inch iron rod with cap set at the beginning of a curve to the right having a radius of 295.00 feet and a chord bearing South 76 degrees 08 minutes 51 seconds East;

THENCE Easterly along said curve to the right and along said sanitary sewer easement, through a central angle of 20 degrees 55 minutes 11 seconds, an arc distance of 107.71 feet to a 1/2-inch iron rod with cap set for corner ;

ZC-05-052 Continued

THENCE South 65 degrees 41 minutes 15 seconds East along said sanitary sewer easement, a distance of 11.28 feet to a 1/2-inch iron rod with cap set for corner, said point being on the common line with a tract of land described to Fossil Creek Golf, Inc. as recorded in Tarrant County Clerks No. D194218273, dated September 30, 1994, said point also being on the approximate centerline of a 30 feet wide Mobil Pipeline easement as recorded in Volume 8140, Page 604, (D.R.T.C.T.);

THENCE South 06 degrees 40 minutes 04 seconds West departing said sanitary sewer easement and along said common line and said approximate centerline of easement, a distance of 18.73 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 19 degrees 47 minutes 43 seconds East along said common line and approximate centerline of easement, a distance of 95.39 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 70 degrees 12 minutes 18 seconds West 150.00 feet departing said common line to a point;

THENCE North 51 degrees 48 minutes 17 seconds West 68.19 feet to a point;

THENCE North 03 degrees 23 minutes 14 seconds East 150.00 feet to ***THE POINT OF BEGINNING and containing 27,372.48 square feet or 0.628 acres of land.***

ZC-05-053 Southwest corner of Hemphill Street and Sycamore School Road

Zoning Change:

Recommended From: *“B” Two-Family Residential; and “C-F” Community Facilities*

To: *“A-5” One-Family Residential*

Description: *Lots 14-25, Block 5, The Trails of Willow Creek Addition.*

ZC-05-055 4828 Locke Avenue

Zoning Change:

Recommended From: "C" Medium Density Multi-Family Residential

To: "E" Neighborhood Commercial

Description: Lots 25 & 26, Block 128, Chamberlain Arlington Heights, 1st Section, to include the following right-of-way description:

BEING 0.09 acres of land situated in the existing right-of-way of Locke Avenue and being described by metes and bounds as follows:

BEGINNING at the southwest corner of said Lot 25, Block 128;

THENCE South 89° 20' 09" East along the northern right-of-way line of said Locke Avenue, 400.68 feet to the southeastern corner of Lot 40, Block 128 of said Chamberlain Arlington Heights;

THENCE South 00° 39' 51" West, 10.00 feet;

THENCE North 89° 20' 09" West, 400.72 feet;

THENCE North 00° 52' 22" East, 10.00 feet to the ***POINT OF BEGINNING and containing 0.09 acres of land, more or less***

ZC-05-056 32.86 Ac. +/- 5600 Block of Eastland Street

Zoning Change:

Recommended From: "B" Two-Family Residential

To: "C-R" Low Density Multi-Family Residential

Description:

BEING a tract of land situated in the J.W. DANIEL SURVEY, Abstract No. 395, Tarrant County, Texas and being a portion of the 25 acre tract of land described in deed to C.P. Hadley and L.N. Wilemon recorded in Volume 3210, Page 71, and all of a 9.57 acre tract of land described in deed to said C.P. Hadley and L.N. Wilemon recorded in Deed Records of Tarrant County, Texas, and being all that certain tract of land described in deed to Conn Real Estate, Ltd., recorded in Volume 14219, Page 428, D.R.T.C.T., and being more particularly described as follows:

ZC-05-056 Continued

BEGINNING at a 1/2 inch iron rod found in the south right-of-way line of Eastland Street (variable width right-of-way), being the northwest corner of said Conn Real Estate, Inc., tract and the northeast corner of a tract of land described in deed to The City of Fort Worth, Texas, recorded in Volume 7159, Page 1902, D.R.T.C.T.;

THENCE North 89 degrees 53 minutes 00 seconds East, along said south right-of-way line, a distance of 780.27 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner;

THENCE North, along an offset in said south right-of-way line, a distance of 11.90 feet to a 1-inch pipe found for corner;

THENCE East, along said south right-of-way line, a distance of 145.30 feet to a 1-inch pipe found at the common corner of said Conn Real Estate, Ltd., tract and a tract of land described in deed to Maeola Twine Estate recorded in Volume 4030, Page 472, D.R.T.C.T.;

THENCE South, along the common line of said Conn Real Estate, Ltd., tract and said Maeola Twine Estate tract, a distance of 140.00 feet to a 1/2-inch iron with plastic cap stamped "Precise Land Surv." set for corner;

THENCE East, along the common line of said Conn Real Estate, Ltd., tract and said Maeola Twine Estate tract, a distance of 75.00 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner;

THENCE North, along the common line of said Conn Real Estate, Ltd., tract and said Maeola Twine Estate tract, a distance of 140.00 feet to a 1-inch pipe found in the south right-of-way line of said Eastland Street;

THENCE East, along said south right-of-way line, a distance of 113.80 feet to a 1-inch pipe found for corner;

THENCE South, along the common line of said Conn Real Estate, Ltd., tract and on offset in said south right-of-way line, passing at a distance of 11.00 feet the northwest corner of Lot 1R, Block 1, Golden West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the replat thereof recorded in Cabinet A, Page 5391, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and along the common line of said Conn Real Estate, Ltd., tract and said Lot 1R, in all, a total distance of 1107.85 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set in the north line of Lot 11-R, Wilkes Estates, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat thereof recorded in Cabinet B, Page 421, P.R.T.C.T.;

ZC-05-056 Continued

THENCE North 74 degrees 58 minutes 00 seconds West, along the common line of said Conn Real Estate, Ltd., tract and said Lot 11-R, a distance of 209.09 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner;

THENCE South 04 degrees 14 minutes 00 seconds East, along the common line of said Conn Real Estate, Ltd. Tract and said Lot 11-R, a distance of 64.86 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner;

THENCE South 20 degrees 30 minutes 00 seconds West, along the common line of said Conn Real Estate, Ltd., tract and said Lot 11-R, a distance of 52.80 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner;

THENCE South 22 degrees 48 minutes 00 seconds West, along the common line of said Conn Real Estate, Ltd., tract and said Lot 11-R, a distance of 113.54 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner at the northwest corner of Lot 9-R, said Wilkes Estates;

THENCE North 88 degrees 29 minutes 00 seconds West, along the common line of said Conn Real Estate, Ltd., tract and Wilkes Estates, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-L, Page 58, D.R.T.C.T., a distance of 120.19 feet to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner;

THENCE South, along the common line of said Conn Real Estate, Ltd., tract and said Wilkes Estates Addition (Vol. 388-L Pg. 58), a distance of 113.20 feet (deed 93.20 feet) to a 1/2-inch iron rod with plastic cap stamped "Precise Land Surv." set for corner at the northeast corner of Village Gardens Addition, an addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Volume 388-Y, Page 84, D.R.T.C.T.;

THENCE South 89 degrees 30 minutes 00 seconds West, along the common line of said Conn Real Estate, Ltd., tract and the north line of said Village Gardens Addition, a distance of 730.80 feet to a 1-inch pipe found at the southwest corner of said Conn Real Estate, Ltd., tract and being in the east line of a tract of land described in deed to Wilbarger Street, L.P., recorded in Volume 15174, Page 330, D.R.T.C.T.;


ZC-05-056 Continued

THENCE North 00 degrees 12 minutes 37 seconds West, along the common line of said Conn Real Estate, Ltd., tract and said Wilbarger Street, L.P., tract, passing at a distance of 406.71 feet the southeast corner of said City of Fort Worth tract (Vol. 7159, Page 1902), along the common line of said Conn Real Estate, Ltd., tract and said City of Fort Worth tract, in all, a total distance of 1364.30 feet to the ***POINT OF BEGINNING and containing 1,431,501 square feet or 32.863 acres of land.***

That the proposed amendments and changes at this hearing will be considered in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

BE IT FURTHER RESOLVED that this Resolution, when published in the official newspaper of the City of Fort Worth, which is a paper of general circulation, one (1) time, shall constitute a notice of hearing, which publication shall be made at least fifteen (15) days prior to such hearing, and all interested parties are urgently requested to be in the City Council Chambers at the Municipal Building at the time hereinabove set forth to make any protest or suggestion that may occur to them, and this hearing may continue from day to day until every interested party and citizen has had a full opportunity to be heard.

APPROVED AS TO FORM AND LEGALITY:


Assistant City Attorney

Adopted: march 24, 2003

APPROVED
CITY COUNCIL

MAR 24 2005


City Secretary of the
City of Fort Worth, Texas